

**A04**

**FH/TH/16/0770**

PROPOSAL:                   Erection of first floor side extension

LOCATION:                    15 Rydal Avenue RAMSGATE Kent CT11 0PT

WARD:                      Nethercourt

AGENT:                     Mr John Lowden

APPLICANT:                Mr Thomas Moulton

RECOMMENDATION:        Approve

Subject to the following conditions:

1       The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

GROUND:

In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Purchase Act 2004).

2       The development hereby approved shall be carried out in accordance with the submitted drawings.  
numbered BDG 219 received 02 June 2016.

GROUND:

To secure the proper development of the area.

3       The 1no. windows to the first floor East side elevation of the extension hereby approved shall be provided and maintained with obscure glazing and non opening up to a height of 1.7m above internal finished floor level.

GROUND:

To safeguard the privacy and amenities currently enjoyed by the occupiers of adjoining residential properties in accordance with policy D1 of the Thanet Local Plan.

4       Prior to the commencement of the development hereby approved samples of the materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. Development shall be carried out in accordance with the approved samples.

GROUND:

In the interests of visual amenity in accordance with Policy D1 of the Thanet Local Plan

## SITE, LOCATION AND DESCRIPTION

The site is within a wholly residential area of Ramsgate. The area is predominantly characterised by two storey semi-detached and detached houses of a variety of styles and designs, many of which have had extensions and alterations. 15 Rydal Avenue is a two storey semi-detached house with a gabled pitched tiled roof and constructed of facing brown brick. The house has an existing single storey side extension and garage which extends forward of the main house by 1m and a further 1.5m to the rear. The garage is flush with the front porch and is constructed with a flat roof with a false pitch.

## RELEVANT PLANNING HISTORY

No relevant planning history.

## PROPOSED DEVELOPMENT

The application proposes the erection of a first floor side extension to be set back from the front elevation of the house by approx. 4m, and set down from the main ridgeline by approx. 1.5m with a pitched gabled roof to match the existing house, and a small hipped roof to the rear. The extension is proposed to be clad with tile hanging and will incorporate 2no. windows to the front elevation and 1no. window to the rear. The application will also involve the replacement and re-siting of the landing window forward by approx. 1.2m.

## DEVELOPMENT PLAN POLICIES

### **Thanet Local Plan 2006 (Saved Policies)**

D1 - Design Principles

## NOTIFICATIONS

Letters were sent to neighbouring property occupiers and a site notice was posted near the site. No representations have been received.

## CONSULTATIONS

None received.

## COMMENTS

The application is brought to Planning Committee, as a Thanet District Council employee is the applicant. The main issues identified in determining this application are its impact upon the character of the area and its impact upon neighbouring properties.

### **Character and appearance**

The application site is located within a road with numerous examples of two storey side extensions of various designs, with the adjacent neighbour having a two storey side extension with a flat roof. The proposed extension, by virtue of its set down and set back from the ridgeline and front elevation respectively is considered to appear as a clearly subservient addition to the main property. Furthermore given there is no prevalent character or design to properties, together with the existence of numerous two storey side extension within the nearby vicinity, the extension will not appear out of keeping with the area. The extension will maintain a separation distance of approx. 3.5m to the side elevation of the adjacent neighbour, and this separation, coupled with the significant set back of 4m from the front elevation is consider to prevent any adverse impacts of a terracing effect within the street scene.

The materials are proposed to be UPVC and tiles to match the existing windows and roof, which will appear in keeping with those of the existing property. The walls are proposed to be clad with tile hanging. Whilst this is an alternative material to the exiting brick facing of the existing external elevations, given that there are a variety of designs and materials to properties within the area, including external cladding, together with the fact the extension will be significantly set back from the front elevation of the property, I do not consider these materials to appear unduly prominent within the street scene. Furthermore a condition will be attached to any grant of planning permission for a sample of the proposed cladding to be agreed in writing by the Local Planning Authority, prior to its installation. Therefore the extension is not considered to result in harm to the visual amenity of the area, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Living Conditions**

The adjacent neighbour number 17 has a side elevation window of its two storey side extension serving a bedroom which is a primary habitable room. The extension is proposed to be set back by approx. 4m and will therefore be set behind this window, thereby limiting any impacts of a loss of light or sense of enclosure. The two storey extension will extend approx. 1.5m from the original rear elevation, however the neighbours two storey extension is set back further than the proposed extension. Therefore there will be no adverse impacts of a loss of light or sense of enclosure to the neighbouring properties rear elevation windows.

There is 1no. side elevation window of the adjacent neighbour which will face the proposed extension, however this is an obscure glazed window which appears to be the secondary window serving the kitchen, which is not a primary habitable room, of which the main window is located at the rear. Given the fact this is a secondary window, together with the fact the window currently faces the existing single storey extension, I do not consider the proposed extension to result in unacceptable harm to the neighbouring properties living conditions in terms of a loss of light, outlook and sense of enclosure.

In terms of overlooking the re-sited landing window, which will now face the neighbouring properties bedroom window, is proposed to be obscure glazed and non-opening below 1.8m above finished floor level. As the window does not serve a habitable room, I consider sufficient restrictions will be in place to prevent any adverse impacts of overlooking. Similarly the 2no. front elevation windows will serve a shower room and a landing which are again not

habitable rooms. The agent has confirmed that the bathroom window will be obscure glazed, and given the location of the windows, only oblique views will be possible. Therefore there are not considered to be any adverse impacts of direct overlooking to the neighbouring property occupiers. The application is therefore considered to be acceptable in terms of impacts to neighbouring property occupiers living conditions, in accordance with Policy D1 of the Thanet Local Plan and the National Planning Policy Framework.

### **Conclusion**

The impact upon the character and appearance of the area and neighbouring property occupiers living conditions is considered to be acceptable. It is therefore recommended that members approve the application.

### **Case Officer**

Jenny Suttle

TITLE: FH/TH/16/0770

Project 15 Rydal Avenue RAMSGATE Kent CT11 0PT

Scale:

